

**RECEIVED****Spring Valley Community Planning Group & Design Review Board**

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FEB 28 2008  
San Diego County

DEPT. OF PLANNING &amp; LAND USE

**Regular Meeting Minutes for Meeting Held 1-22-2008 @ Otay Water District Headquarters**

2554 Sweetwater Springs Blvd, Spring Valley, CA 91977

**Members:**

- |                                     |                       |
|-------------------------------------|-----------------------|
| 1. Bob Eble (Act. Sec.)             | 9. Joan Nickerson (a) |
| 2. Lora Lowes                       | 10. Willis Conley     |
| 3. Rodney Gibbons                   | 11. Angelica Wallace  |
| 4. Marilyn Wilkinson, Secretary (a) | 12. Walter Lake       |
| 5. Scott Montgomery, Chairman       | 13. Ed Woodruff       |
| 6. John Eugenio (a)                 | 14. Mike Stewart (a)  |
| 7. Jerry Davenport                  | 15. Emma Turner (a)   |
| 8. Vacant                           |                       |

Chairman Montgomery called the meeting to order @7:15 PM with a quorum of 9.  
No previous meeting minutes were submitted for approval.

**1. Open Forum:**

- A. Mr. Orozco – President of Spring Valley Citizens Center (SVCC) spoke, stating that SVCC is opposed to the St. John's Recycling Center on Grand Ave.

**2. Action Items / Informational / Projects:**

- A. Proposed Boundary Change and San Diego County General Plan 2020 Update;  
Proponent: Eric Lardy, Presenter: Scott Montgomery; Tabled until next meeting.
- B. R07-012 & P76-085-W5 Mt. Miguel Village Center @ 325 Kempton St; Proponent: Mark Linman, Presenter: Willis Conley; Est in 1965, this 275 unit seniors housing project has always been a shining star in the community. Proposed property upgrade & expansion to include the demolition of several buildings, main entrance relocated to Kempton and construction of a large new building with subterranean parking along with new indoor & outdoor pools and 44 additional units. The project will keep its current park like setting throughout the development. The Bell Tower height was of concern to a few, however, its architectural design was spot on. The Bell Tower's usage needs to be defined. Motion to approve. Vote 9-0-0
- C. PIA: Proposed sale of apartments for affordable low income & subsidized housing project located at 9146 Lamar St. Proponent: Joe Barta, Presenter: Scott Montgomery; Owner has let the 50 unit project deteriorate over time and wants to sell to a developer who will rehabilitate it only if the project qualifies for the low income housing subsidies. SVCPG will not support or approve any more low income housing subsidy projects that remove a property from the property tax rolls.
- D. Application for Planning Group Membership by Jeff Wilson; Proponent: Jeff Wilson, Presenter: Scott Montgomery; Mr. Wilson has lived in Spring Valley since 1974 and has worked in the construction trade throughout San Diego County. He has experience with zoning issues and working with site plans. Motion to approve. Vote 9-0-0

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- E. TPM 21011 Replacement 3 for 9821 Apple St; Proponent: Evan Leslie, Presenter: Scott Montgomery; Originally heard in June 2006 for a lot split. Rehearing for minor update of TPM drawings due to county requirements. Motion to approve. Vote 9-0-0
- F. POD 07-001 Zoning Ordinance Amendment Relating to Boutique Wineries; Presenter: Scott Montgomery; SVCPG would endorse this as long as CEQA isn't overlooked. Motion to approve. Vote 8-0-1 with Wallace abstaining.

**3. Committee Reports:**

- A. Chair Report: Chairman Montgomery – no updates
- B. Pointe Project, Trails and Parks: Marilyn Wilkinson - no updates
- C. Code Compliance Assistance: Emma Turner - no updates
- D. Transportation: Walter Lake - no updates
- E. Crematorium: Lora Lowes - no burning issues

**4. Announcements / Future Items: none**

**5. Adjourned at 8:45 PM**